

Before the Board of Zoning Adjustment, D. C.

Application No. 11646, of The American University Corporation, pursuant to Section 8207.2 of the Zoning Regulations for approval of its Campus Plan Development as provided by Section 3101.46 of the regulations in the R-5-A and R-1-B Districts, located at Massachusetts and Nebraska Avenues, N. W., Lots 5, 807, 805, 800, 810, Squares 7513, 7560, 1599, 1600.

HEARING DATE: June 19, 1974

EXECUTIVE SESSION: June 25, 1974, August 27, 1974

FINDINGS OF FACT:

1. The applicant came before the Board requesting approval of its Master Campus Plan projected for development by 1985 and approval of campus boundaries as shown in "Exhibit Plan A" of record.

2. The present full-time student population of the applicant's university is 6,335 and the part-time student population is approximately 7,000. The faculty is composed of 575 teachers and a staff of employees is composed of 885 people.

3. The applicant's projected 1985 student body population for full and part-time students is anticipated to be 14,375 students and the projected full-time and part-time faculty and staff is anticipated to be 550 instructors and professors.

4. Within the proposed boundaries of the applicant's university, there exists 33 existing buildings. The applicant proposes 11 new buildings within the proposed boundaries by 1985, to be constructed in two phases as shown in "Exhibit Plan A," Projected Buildings A through K, "The American University Master Plan - Phasing Plan."

5. The campus plan proposed by the applicant is located in both the R-1-B and R-5-A zone districts.

6. The Board finds that the landscaping plan as shown in "Exhibit Plan B," "The American University Master Campus Plan Illustrative Site Plan," is adequate and compatible with the neighborhood in which the campus is located.

7. The applicant proposes to construct, in phase 2 of its development plan, a two-story parking garage which would accommodate 560 automobiles. This proposed garage would be located on that portion of the proposed campus plan which is located in the R-1-B zone, lot 805, Square 1599 in the 4400 block of Massachusetts Avenue, to the north of the existing Leonard Center building and adjacent to 45th Street, N. W. The applicant also proposes to construct a 55 car paved parking facility in phase 1 of its development plan behind the Leonard Center,

- a. The applicant presently uses space located behind the Leonard Center for the parking of 45 cars.
- b. Egress and ingress relating to this proposed parking garage would be by access roads to Massachusetts Avenue N. W. and 45th Street, N.W.

8. The applicant university presently provides parking space for 2095 automobiles, whereas the regulations require only 1003 parking spaces for the existing campus uses.

9. The Department of Highways and Traffic submitted a timely report on the subject application pursuant to a referral by the Board as required by law. The Department of Highways and Traffic stated and the Board finds that:

- a. The placement of a parking garage at the proposed site would likely increase existing congestion on Massachusetts Avenue, north of Ward Circle.
- b. The proximity of the proposed parking garage outside of the campus property immediately adjacent to Massachusetts Avenue could result in the attraction of an undesirable increase of vehicular activity on residential streets in the area.

10. The Department of Highways and Traffic also recommended that the Board deny that portion of the applicant's campus plan relating to construction of the parking garage in question.

11. The National Capital Planning Commission submitted a timely report on the subject application pursuant to a referral by the Board as required by law. The National Capital Planning Commission stated, and the Board finds that the applicant's university's proposed campus plan and boundaries are in conformance with the Comprehensive Plan for the National Capital.

12. The National Capital Planning Commission also recommended that the Board approve the subject application, provided that:

- a. "The Board require the university to erect fences along the campus boundaries where the university abuts residential areas.

13. The Zoning Unit of the Office of Planning and Management submitted a report on the subject application and recommended that the subject application be approved with the exception of the proposed parking garage and further recommended conditions to such approval.

14. The Board finds, that the parties in opposition to the subject application is directed only to the proposed parking garage and the proposed phase 1, 55 car paved parking facility behind the Leonard Center.

15. The Board finds that the neighborhood in opposition object to the construction of the proposed parking garage on the following grounds:

- a. That the use of the proposed parking garage could be placed elsewhere on the applicant's campus, as there is open space which could accommodate such a structure.
- b. That the proposed access roads into Massachusetts Avenue N. W., and 45th Street, N. W., would add to already existing traffic congestion on Massachusetts Avenue and 45th Street.
- c. That because of the existence of a public playground directly across 45th Street, N. W., from the proposed garage, traffic flow to and from a parking garage would create an unsafe and hazardous condition to children and others residing in the neighborhood walk to the park for purposes of recreation.
- d. That the establishment of a parking facility of the size of the proposed parking garage would adversely affect the residential nature of the R-1-B neighborhood in which it would be located and lower property values in that area.
- e. That the proposed parking facility would be objectionable by causing additional air pollution from automobiles exhaust fumes.

16. Mr. Joseph H. Cole, in his capacity as the Director of the D. C. Department of Recreation submitted a letter to the file, opposing the approval of the applicant's proposed parking garage. Mr. Cole stated in his letter, and the Board finds that, movement of motorized vehicles would, in our opinion, be hazardous and dangerous for the children, youth teenagers and adults who by necessity would have to cross the adjoining streets around the proposed parking area.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the applicant has complied with the requirements of Section 3101.46 of the Zoning Regulations except for the objectionable traffic congestion and hazardous condition which would be likely to result from the increase of traffic caused by the erection of a parking garage and a 55 car parking facility at their proposed sites. The Board also further concludes that, excepting the proposed parking garage, the subject application is in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Maps.

ORDERED: That the above application be GRANTED with the exception of the proposed parking garage identified in the record as proposed building E as shown in "Exhibit Plan A," "American University Master Plan - Phasing Plan and the proposed 55 space parking area as shown on Figure 9, item 55, Parking Plan - Phase 1, "Exhibit D," page 16, Traffic, Parking & Circulation.

VOTE: 4-0 (Lilla Burt Cummings, Esquire, having disqualified herself from hearing and deciding the case at the public hearing.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **SEP 03 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.